



Agenda

Kensington HOA Board Meeting

Meeting Day / Date	Apri 22, 2026	Meeting Location	MS Teams Call (Virtual)
Meeting Start Time	7:00 PM	Planned Meeting End Time:	8:00 pm
Conference # / Meeting ID		Scribe / Minute Taker	Jess Carter

Meeting Invitees: (Note: Invitees that attended the meeting are reflected with an "X")

Required Invitees

☐	Lindy Simmons	President KOA
☐	Jess Carter	Secretary KOA
☐	Lamonica Ramsey	Treasurer KOA
☐		<Board Title>
☐		<Board Title>

Role / Title

Optional Invitees

☐	<Enger Name>	<Board Title>
☐	<Enger Name>	<Board Title>
☐	<Enger Name>	<Board Title>

Role / Title

Agenda

- o Safety
- o Financials (1st Quarter 2026)
- o Receivables Status (Homeowners)
- o Committees – Safety, ARC, KEC, Area Beautification/Landscaping, Covenants Modification
- o KOA Events – May 2nd- Wine & Cheese Event @ tennis court, May 22, 2026 – Pool Opens, May 29-30, 2026 – KOA Community Yard Sale
- o Website –
- o Recognitions

Notes

Overview of board duties. Call for board improvements.

First Quarter Updates:

Safety Concerns: Speed reduction signs are monitoring speed for blind spots and other unsafe areas. We moved the sign at the request of homeowners. Alvin Lee is our Safety Coordinator. He is investigating smaller signs and (25 MPH signs / flashing slow down signs) in our community. Discussed installing these signs along Wembley Drive. Researching with code enforcement proper installation methods and paperwork. Discussed loose and stray dogs near the stream and cul de sacs.

Landscape walk: The Board will review the landscaping around the pool to investigate issues that may need resolution.

Upcoming Security Camera training and PDK / Key Fob maintenance training for board members.

Financials: Monthly financial overview: A number of homeworkers have not paid dues or have paid partial dues. The board is investigating these cases and next step options. Please reach out to the KOA board to update your dues status.

The Board reviewed operating costs. Details for homeowners can be found on the website.

Irrigation System update was needed for our landscaping areas. Technician fees will be displayed via the website.

Committees: We need more participation for the safety committee.

ARC: Homeowners should submit an ARC form for roofing/housing changes. Can be sent to the Secretary of the KOA.

KEC: Upcoming events (Wine and Cheese event, community garage sale, etc). Area Beautification/Landscaping: Community members (Mark Eckman, Barry Duke, Ken Guy, and Scott Daniell) are helping beautify the community. Covenant Modifications: On pause. The Board wants to do this by committee (representative volunteers welcome). This has become a long-term project.

Website: Backup training for Jess to support website updates. Photos will be posted to the website (homeowners have approved of these photos).

Recognition: We will recognize community members in upcoming quarterly bulletins.



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Action Items:

Owner	Description	
Jess	To send out flyers for upcoming community events by 4/23	☐
Lindy	Lindy will seek out another alternative for audit review	☐
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